

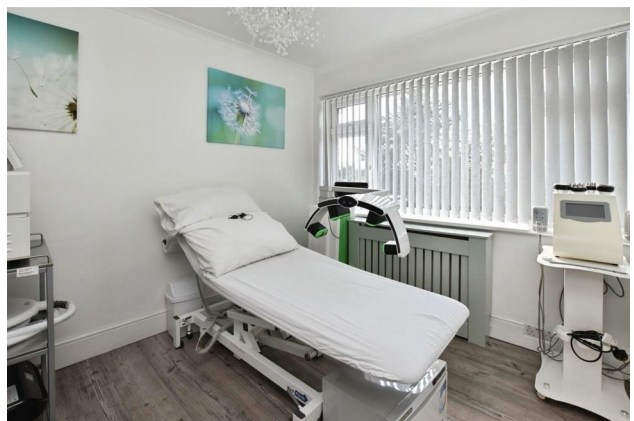
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36 Longway Avenue, Whitchurch, Bristol, BS14 0DL

£375,000

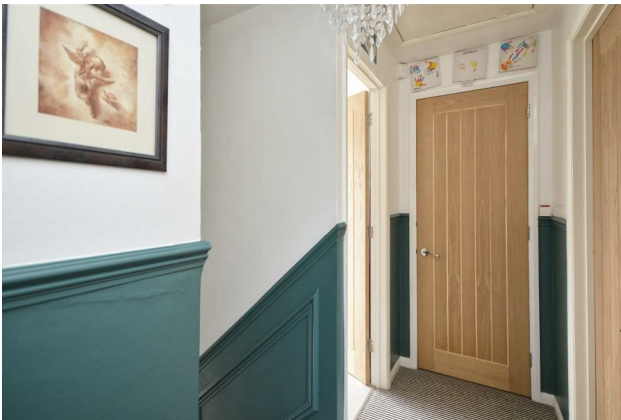
Property Images



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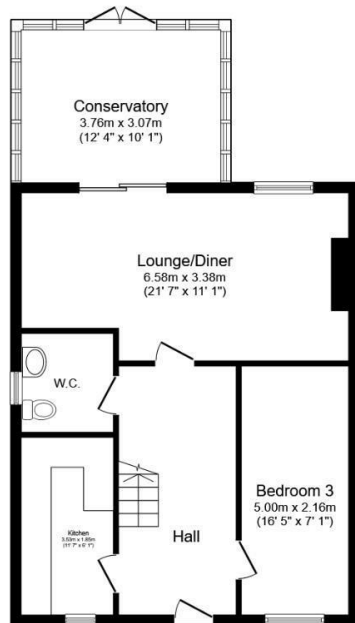
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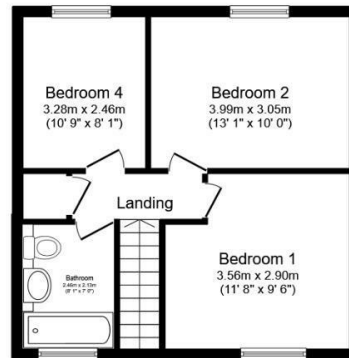
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Ground Floor

Floor area 68.9 sq.m. (742 sq.ft.)



First Floor

Floor area 43.8 sq.m. (472 sq.ft.)

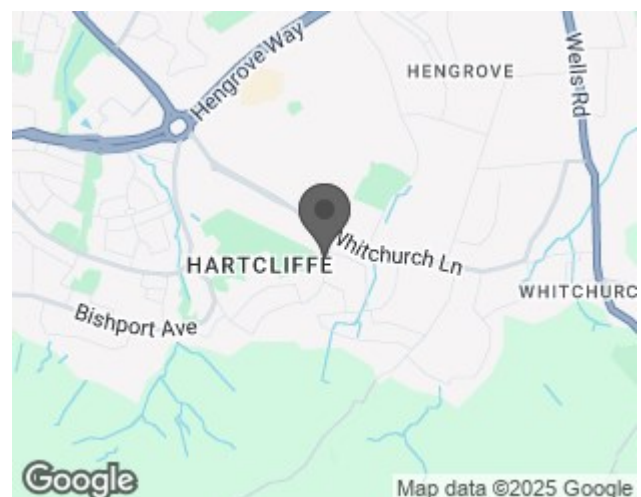
Total floor area: 112.8 sq.m. (1,214 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 2 Receptions: 3
Tenure: Freehold

Introducing this deceptively spacious and beautifully presented three/four-bedroom semi-detached family home, with planning permission which has been granted for a single storey rear extension (Planning Permission has been granted for a single storey rear extension notice of decision for application for 25/10494/HX) An array of local amenities within easy reach, including shops, schools, and excellent transport links, this property offers both convenience and comfort, making it an ideal choice for families.

Upon entering, you are greeted by an entrance porch leading into the heart of the home. The ground floor features a well-equipped kitchen, a versatile fourth bedroom that could easily serve as a home office or playroom, and a conveniently placed downstairs WC. The property also boasts a generously sized lounge, ideal for relaxation and family gatherings, which opens into a charming conservatory that floods the space with natural light and offers lovely views of the garden.

Upstairs, you'll find three spacious bedrooms, each providing ample storage, along with a modern family bathroom. The layout has been thoughtfully designed to suit the needs of a growing family.

Externally, the property continues to impress with a large, south westerly enclosed rear garden, offering privacy and backing onto school fields—ideal for outdoor entertaining and family activities. At the front, there is ample off-street parking for multiple vehicles, ensuring convenience for both homeowners and visitors.

This fantastic family home offers a rare opportunity, blending space, functionality, and location perfectly. Call today to arrange a viewing!

Features

• Semi Detached Home • Planning Permission for rear single storey extension 25/10494/HX - • Three/Four Bedrooms • Conservatory • Large Lounge/Diner • Ground Floor W/C • Family Bathroom • Generous Enclosed which is South West facing garden • Off-Street Parking for Three Vehicles • Sought after Location